



Architectural Review Committee Annotated Agenda

Architectural Review Committee

Terry Latasa, Chair
 Peter Arellano, Vice Chair
 Paul E. Davis
 Eugene Hayden
 Boris Jacobowsky
 Glenn Johnson
 William Whipple

Council Chamber
 Few Memorial Hall of Records
 Monterey, California

Regular Meeting
 January 16, 2008

4:00 PM - 6:15 PM
 7:30 PM - 11:00 PM

Architectural Review Committee (ARC) review is to encourage and promote good development that is related to the setting and established character of the surrounding area or neighborhood. To accomplish this, the ARC will review all areas of a proposal that influence outside appearance. Access, on-site circulation, grading, tree impacts, building placement, landscape areas, landscape planting, architectural style, bulk, mass, color and signs are evaluated for conformance with adopted design guidelines, tree protection standards and neighborhood compatibility. Applications may be approved as submitted, continued for further study, denied or approved subject to conditions, specified changes, additions, or deletions.

CALL TO ORDER: 4:02 PM
ARC PRESENT: Arellano, Davis, Jacobowsky, Johnson, Latasa, Whipple
HPC PRESENT: Castagna, Hodgin, Lucido, McLain, O'Brien, O'Neil, Petty
ARC ABSENT: Hayden
HPC ABSENT: Edgren
STAFF: Chip Rerig, Kimberly Cole, Jaci Abadilla

PUBLIC COMMENTS:

The Public may speak at this time on any Architectural Review Committee matter not on the agenda. Comments should be limited to a maximum of three (3) minutes.

None.

<p>4:00 PM JOINT SESSION WITH HISTORIC PRESERVATION COMMISSION (HPC) REPRESENTATION NECESSARY</p>	<p>HPC Commissioners Carol O'Neil, Chair Virginia McLain, Vice-Chair John Castagna Donald Edgren Maria Lucido Jean O'Brien Bob Petty Dennis Hodgin - Non-voting</p>
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ARC/HPC AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY

1. Commercial Building (07-437)
 471 Wave Street
 Applicant: Alem Dermicek
 Owner: Monterey Wave Street Partners, LP

Advisory Review to the Planning Commission for Exterior Alterations to an Existing Historic Resource and the Construction of Two New Three-Story Multi-Family Residential Units.

HPC recommended the Planning Commission approve the application with staff recommendations with a minor modification and one additional Conditions of Approval. 5-0-1(Absent Edgren)-1(Abstain O'Brien).

1. The conveyor system shall be retained in its current location.
2. The applicant shall install a historical plaque and interpretive sign at the sidewalk describing the historical significance of the building.

ARC recommended that the Planning Commission approve the application as submitted with staff recommendation, with the exemption of Conditions of Approval #8 which is purely the purview of the HPC, and one added condition. 6-0-(Absent Hayden).

1. The applicant shall take care in the type of building materials used to adequately differentiate the new building from the historic resource.

RECESS: 6:15 PM
Agenda items shown on the schedule after the recess will only be heard on the Evening Review. Staff Informational Reports and ARC Member's Comments may be heard at the end of the afternoon agenda if time allows before the Recess.
RECONVENE: 7:30 PM

CALL TO ORDER: 7:30 PM
PRESENT: Arellano, Davis, Jacoubowsky, Johnson, Latasa, Whipple
ABSENT: Hayden
STAFF: Chip Rerig, Forrest Ebbs, Jaci Abadilla

PUBLIC COMMENTS:

The Public may speak at this time on any Architectural Review Committee matter not on the agenda. Comments should be limited to a maximum of three (3) minutes.

None.

APPROVAL OF ANNOTATED AGENDA:

1. Approved January 2, 2008 Annotated Agenda as submitted. 5-0-1(Absent Hayden)-1(Abstain Arellano).

CONSENT AGENDA:

Consent Agenda consists of items which staff recommendations have been prepared. A member of the public or an Architectural Review Committee Member may request that an item be placed on the regular agenda for further discussion. If placed on the regular agenda, Consent items will be the first items discussed.

None.

EVENING REVIEW AGENDA:

(REPRESENTATION NECESSARY) Evening Review Agenda to be heard at 7:30 PM

2. Chair and Vice Chair Elections

Approved election of Terry Latasa as Chair and Peter Arellano as Vice-Chair. 6-0-1(Absent Hayden).

Approved the Concept and Preliminary Design with the following Conditions of Approval. 6-0-1(Absent Hayden).

1. The sign shall be single two-sided located perpendicular to Del Monte Avenue.
2. The width shall not exceed four feet (4') and up to five (5') in height.
3. The sign shall be located further away from the Oak but still inside the planter.
4. The spotlight logo will remain.
5. The applicant shall try to minimize the appearance of the posts.
6. The applicant shall return to the Architectural Review Committee for future lighting proposals.

Member Jacobowsky excused himself at 9:18 PM.

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| 6. Casa Munras (07-476)
700 Munras Avenue
Applicant: Daryl Hawkins, AIA
Owner: Casa Munras Hotel, LLC | Concept and Preliminary Design Review for the Installation of New Business Signs at an Existing Commercial Building. |
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Approved the application for Concept and Preliminary Design Review with the Conditions of Approval, and adopted the following Finding for Decision. 4-1(Noes Johnson)-2(Absent Hayden, Jacobowsky).

Condition of Approval

1. The Esteban sign shall contain the Sip, Savor, Share phrasing.
2. The Esteban sign shall not be located on the fascia of the roof, but recessed back at least twenty-four inches (24") from the fascia.
3. The applicant shall reexamine the lighting element of the proposed sign.

Finding for Decision

1. The proposed sign is consistent with Chapter 31 (Signs) of the Monterey Municipal Code, the Downtown Area Plan, the general architecture of the building, and the past approvals of the Architectural Review Committee for this building.

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| 7. Pharmaca
570 Munras Avenue
Applicant: Ian Mukaida
Owner: City of Monterey | Preliminary Design Review for New Business Signs. |
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Continued the proposal until the January 30, 2008 Architectural Review Committee meeting due to absent representation. 5-0-2(Absent Hayden, Jacobowsky).

AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 11:00 PM WILL NOT BE REVIEWED. THESE ITEMS WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING.

STAFF INFORMATIONAL REPORT (SIR):

The SIR is the Staff's report on activities or announcements and requests for clarification or direction regarding scheduling of Committee meetings or study sessions. Most reports will be presented orally at the meeting.

1. There will be a January 30, 2008 ARC Meeting.
2. Form 700 is due to the City Clerk before March 1st for Committee members.

ARC MEMBER'S COMMENTS:

Committee Members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, ARC may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any City matter, or direct staff to agendaize a matter of business on a future agenda (G.C. 54954.2). This agenda item is not intended for discussion among the ARC Members. Issues that warrant discussion may be scheduled for review at a subsequent meeting.

1. Member Arellano asked how many Façade Grant applications were received.
2. Chair Latasa questions the removal of the tree at the First Theatre.
3. Member Whipple stated that projects located in the New Monterey Area Plan should be reviewed by the Architectural Review Committee.
4. Council Member Selfridge commended the Committee on the great job they are doing.

ADJOURNMENT: 10:15 PM

TWO-YEAR TIME LIMIT: Pursuant to Section 38-201 (e) of the Monterey City Code, if within two (2) years from the date of final Architectural Review Committee approval a Building Permit has not been granted, the approval shall be null and void unless extended by the Committee.

CITY PERMITS FOR WATER ALLOCATIONS: Currently there is no water allocation available to serve residential, commercial and residential additions or remodels. Individual projects after receiving Architectural Review Committee Concept approval may request a water reservation.

APPEALS: ARCHITECTURAL REVIEW COMMITTEE DECISIONS MAY BE APPEALED TO PLANNING COMMISSION WITHIN TEN (10) DAYS FROM THE DATE OF THE DECISION ON FORMS AVAILABLE IN THE PLANNING DIVISION DURING BUSINESS HOURS. WHEN THE TENTH DAY FALLS ON A WEEKEND OR A HOLIDAY, THE APPEAL DEADLINE DATE IS THE NEXT WORKING DAY FOLLOWING THE HOLIDAY OR WEEKEND. THE APPEAL FILING FEE IS \$100.00.

ARC Planner

ARC Chairperson

Date

Date

HPC Planner

HPC Chairperson

Date

Date

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES: Voicemail: 646-3799 FAX: 646-3793
Email: suggest@ci.monterey.ca.us WebPage: <http://www.monterey.org>

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